



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: January 4, 2007 – 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis, Vice-Chairman
Kathleen M. Keohane, Clerk
Joyce O'Connor Davidson

Absent: Donald F. Naber

Also Present: Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approved Minutes of December 7, 2006

Mr. Rodolakis abstained from the vote, as he wasn't at the meeting. The Planning Board approved the Minutes of December 7, 2006 as submitted.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

**7:05 P.M. Shrewsbury Crossing – Stop & Shop Plaza
Starbucks Coffee with Drive Through, Site Plan Approval
Public Hearing, Continued from November 2, 2006
Location: 539 – 551 Boston Turnpike (Route 9)
Decision Deadline: 65 days from close of hearing**

Mr. Gordon read a letter dated January 3, 2007, from Attorney Mark L. Donahue, of Fletcher, Tilton, & Whipple, asking for a continuance to the February meeting. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to February 1, 2007, at 7:15 P.M.

**7:10 P.M. Gulf View Estates, Definitive Subdivision
Public Hearing, Continued from December 8, 2005
Location: Gulf Street & Browning Road
Decision Deadline: April 20, 2007**

Mr. Gordon read a letter dated January 2, 2007, from Attorney Joseph W. Allen, of Dunn McGee & Allen, LLP, asking for a continuance and granting a decision deadline of April 20, 2007. The Board voted to accept the extension for decision deadline and approved the continuance.

Mr. Gordon continued the hearing to February 1, 2007, at 7:10 P.M.

4. New Business

**a. Mulcahy Estates, Willard Avenue
Informal discussion regarding development alternatives**

Attending the discussion were Kevin and Maureen Jarvis – the developers; and Kevin Quinn – an engineer from Quinn Engineering, Inc. Mr. Quinn said they had looked at several ways to develop property; and said it is a network of street from many years ago.

Mr. Quinn discussed whether they should look at development as a private street or public street. He expressed concern that if it were constructed to a public street, it would cost the town a lot to maintain for just two house lots. He said they are favoring a private street with Lavigne Street being abolished.

Ms. O'Connor expressed concern for the shape of the lot and house placement.

Mr. Rodolakis asked who would own the street; Mr. Quinn said the Mulcahys.

Mr. Gordon said he was partial to a private street, but said for more than two lots, the road would have to be upgraded.

Ms. Keohane wondered if with permeable soils, if they should use septic systems; Mr. Quinn said they would have to look at that.

Mr. Rodolakis suggested to Mr. Quinn that he look at the recent Glendale Avenue development.

b. Highland Hill Estates, Phase I & II, Bond Reductions

Mr. Rodolakis abstained from the discussions and vote. The Board discussed the status of plowing. The Board agreed on the bond reduction for Phase I & II withholding money for the cost of plowing until further notice from the Board of Selectmen.

c. Park Grove Farm, Bond Reduction

The Board voted to authorize the reduction of the bond for Park Grove Farm.

5. Old Business

a. White City Shopping Center, Bond Release

The Board voted to authorize the bond release for White City.

6. Correspondence

The meeting adjourned at 7:35 P.M.

Respectfully Submitted,

Annette W. Rebovich